R E P O R T R E S U M E S

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LONG RANGE DEVELOPMENT PLAN FOR HONOLULU COMMUNITY COLLEGE.

BY- KILIAN, OTTO H.
LUCKMAN (CHARLES) ASSOCIATES, LOS ANGELES, CALIF.

REPORT NUMBER PROJ-1811-01 PUB DATE JUN 67
EDRS PRICE MF-$0.50 HC-$2.60 63P.

DESCRIPTORS- *CAMPUS PLANNING, *TRAFFIC PATTERNS, *COMMUNITY COLLEGES, *MASTER PLANS, *SITE DEVELOPMENT, FACILITY IMPROVEMENT, FACILITY INVENTORY, INSTITUTIONAL ENVIRONMENT, PEDESTRIAN TRAFFIC, SITE ANALYSIS,

THE LONG RANGE DEVELOPMENT PLAN FOR HONOLULU COMMUNITY COLLEGE DESCRIBES VERY BRIEFLY A WIDE RANGE OF TOPICS AS FOLLOWS--(1) SITE CONDITIONS--VICINITY MAP, PHYSICAL CHARACTERISTICS, ZONING AND LAND USE, ASSESSED VALUATIONS, TRAFFIC ANALYSIS, (2) EXISTING CAMPUS--TYPE, AGE AND CONDITION OF NEIGHBORHOOD AND CAMPUS STRUCTURES, CAMPUS PLAN, CAMPUS INVENTORY, AND (3) NEW CAMPUS PLAN--FACILITIES GROUPINGS, FUTURE GROWTH, VEHICULAR CIRCULATION, SERVICE TRAFFIC, PEDESTRIAN CIRCULATION PATTERNS, AND LANDSCAPING. EACH TOPIC IS ILLUSTRATED BY AN ACCOMPANYING DIAGRAM, AERIAL PHOTOGRAPH, MODEL OR FLOOR PLAN. (HH)

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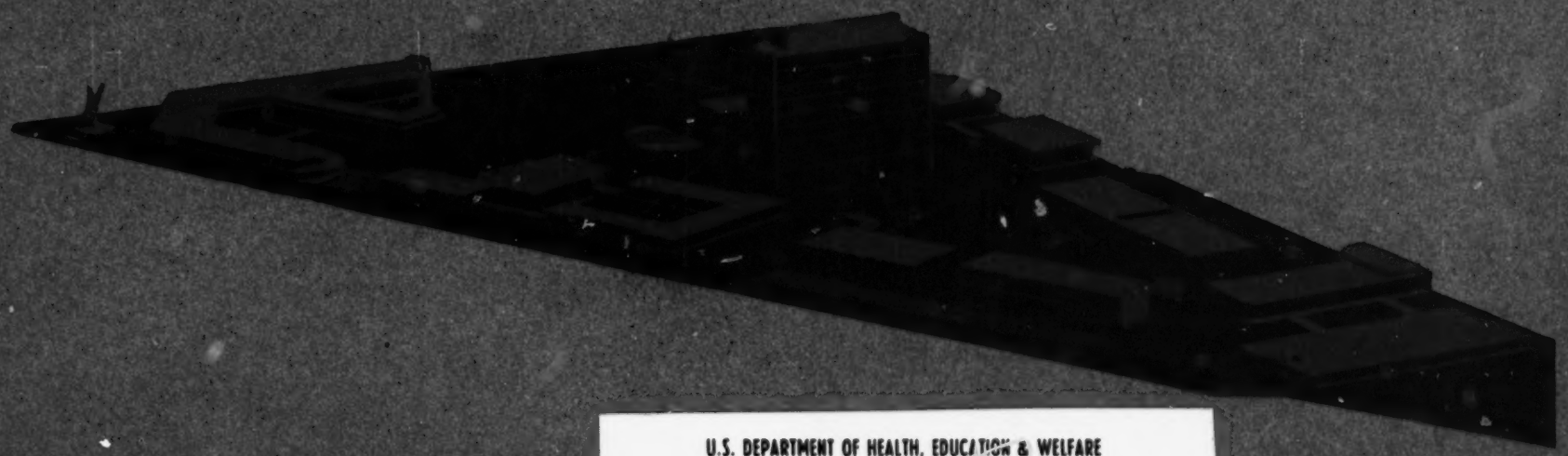
LONG RANGE DEVELOPMENT PLAN

HONOLULU COMMUNITY COLLEGE

HONOLULU HAWAII



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PREPARED BY CHARLES LUCKMAN ASSOCIATES

JUNE 1967

CLA

CHARLES LUCKMAN ASSOCIATES *planning architecture engineering*

9220 sunset boulevard, los angeles, california 90069, crestview 4-7755

Vice President

General Manager

June 1, 1967

Dr. Richard H. Kosaki
Vice President for Community Colleges
University of Hawaii
Honolulu, Hawaii

Dear Dr. Kosaki:

We take great pleasure in presenting to you this final Long Range Development Plan for the Honolulu Community College for the University of Hawaii.

This exciting and challenging project when completed will provide for the people of Hawaii vastly increased opportunities for a comprehensive education heretofore unavailable. It is our hope that when this plan is finally implemented, it will indeed fulfill the hopes and objectives of all those who seek to learn.

We are most grateful to you, to Hitoshi Mogi, and to others of the University and the State Agencies who were so helpful to us during the development of this challenging assignment.

Sincerely,

Otto H. Kilian

Otto H. Kilian

LONG RANGE DEVELOPMENT PLAN

FOR

HONOLULU COMMUNITY COLLEGE

PROJECT 1811.01

FOREWORD

Honolulu Community College is one of the five campuses in Hawaii's statewide system of community colleges. It was established at its present site as Honolulu Vocational School in 1927, was renamed a Technical School in 1955, and became a Community College in 1966.

This Long Range Development Plan has been developed to reflect its new and enlarged educational mission. Most of its technical-vocational programs are to be retained, a few modified, and some new programs added. Its day enrollment is expected to increase from the present 850 to 2,500 by 1972.

A Long Range Development Plan for Honolulu Community College presents a special challenge, for the existing campus has certain fixed features in an area with an irregular configuration and with limited possibilities for immediate expansion. Charles Luckman Associates have met the challenge with a design that is both efficient and handsome. Their plan will effectively serve the educational needs of the youth and adults in the area.

Richard H. Kosaki
Vice President for Community Colleges
University of Hawaii

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INTRODUCTION

INTRODUCTION

The Community College System of the University of Hawaii in April, 1966, retained the firm of Charles Luckman Associates to develop a new Long Range Development Plan for the Honolulu Community College Campus.

The Campus is located near Oahu's center of population on Dillingham Boulevard and the Kapalama Canal adjacent to the Island's industrial concentration. The initial implementation of the Long Range Development Plan will be the construction of the Administration Building, Cosmetology Building, Classroom, Laboratory and Library Building scheduled for occupancy in 1969 - 1970.

Based on the Educational Specifications prepared in December, 1966, the Campus will accommodate effectively a student enrollment of 2,500 with additional land acquisition as indicated in the Long Range Development Plan.

This Report sets for the the objectives, the planning and analysis and provides the guidance and direction to implement the Long Range Development Plan that will provide additional educational facilities for the people of Hawaii, with a future growth potential to 5,000 students with the acquisition of additional lands.

PLANNING OBJECTIVES

EDUCATIONAL CRITERIA

Provide additional comprehensive educational opportunities presently not included at the Honolulu Community College curriculum to initially accommodate 2,500 students. The expanded "Educational Requirements" were established by the Community College System. (See page following)

The curriculum that will be offered has two major categories; Liberal Arts and Technical Training.

Liberal Arts

These courses are for general education and for college transfer purposes.

Technical Training

These courses establish a technical vocational program that provides occupational training.

Counseling Services

Counseling, testing and orientation will provide the much needed guidance for students.

LIBERAL ARTS PROGRAM

By Hitoshi Mogi, Planner
Community College System

Activity	No. of Rooms	Students per Class	Total No. of Students	Net S. F. per Student	Net S. F. per Class	Total Net S. F.
Cl. Rooms General	16	25	400	30	750	12,000
Cl. Rooms Lecture	6	50	300	27	1,350	8,100
Demo. Lecture	2	50	100	27	1,350	2,700
	1	100	100	25	2,500	2,500
Science Labs.	2(Ch)	24	48	45	1,080	2,160
	1(Phys)	24	24	45	1,080	1,080
	1(Biol)	24	24	45	1,080	1,080
Language	4	24	96	30	720	2,880
Drawing (Multi-Use)	2	24	48	45	1,080	2,880
Music & Drama	1	24	24	55	1,320	1,320
	1	100	100	25	2,500	2,500
Business	1(Trans)	30	30	30	900	900
	2(Type)	30	60	30	900	1,800
	1(Acct)	30	30	30	900	900
Fac. Offices	45				10	450
Study Halls *	4	50	200	20	1,000	4,000
Amphitheatre **		1,000-1,500				
Administration						7,000
Library						20,000
Student Center						10,000
TOTAL			1,376			83,530 SF

GRAND TOTAL - Liberal Arts 83,530 SF + 41,780 SF = 125,310 SF

TECHNICAL TRAINING PROGRAM

By Hitoshi Mogi, Planner
Community College System

Activity	1st Stage Master Plan 1,500-2,000 Students				
	Existing To Area	Future Net SF		Net SF Total	Gross + 15%
		To Be Demolished	Additional Area		
Auto Body Repair	8,750	-	6,250	15,000	17,250
Auto Mechanics	14,500	-	7,600	22,100	25,415
Cafeteria	5,250	To be converted to Commercial Baking			
Carpentry & Cab	5,800	5,800	7,020	7,020	8,073
Commercial Baking	6,810	-	5,250 ***	12,060	13,869
Commercial Sewing	3,150	-	3,150	6,300	7,245
Cosmetology	3,660	3,660	11,800	11,800	13,570
Drafting	3,000	-	3,350	6,350	7,245
Electricity	5,400	-	2,000	7,400	8,150
Electronics	6,260	-	2,000	8,260	9,499
Engineering	2,900	-	3,400	6,300	7,245
Machine Shop	5,660	5,660	5,660	5,660	6,509
Heavy Equipment	1,000	-	5,150	6,150	7,072
Refrig. and Air Conditioning	5,966	5,966	6,060	6,060	6,969
Science	4,500	4,500	6,800	6,800	7,820
Sheet Metal	5,200	5,200	5,800	5,800	6,670
Welding	8,000	-	2,000	10,000	11,500
Plumbing	-	-	4,000	4,000	4,600
Masonry	-	-	3,000	3,000	3,450
Pressing and Spotting	-	-	3,000	3,000	3,450
Painting	-	-	3,500	3,500	4,025
Printing	-	-	4,500	4,500	5,175
Storage - Warehouse	-	-	5,000	5,000	5,750
TOTAL	95,806	30,786	106,290	166,060	190,969

* Study halls, part of circulation areas, open space of reunion and discussion. Meeting Spaces.

** Outdoor facility.

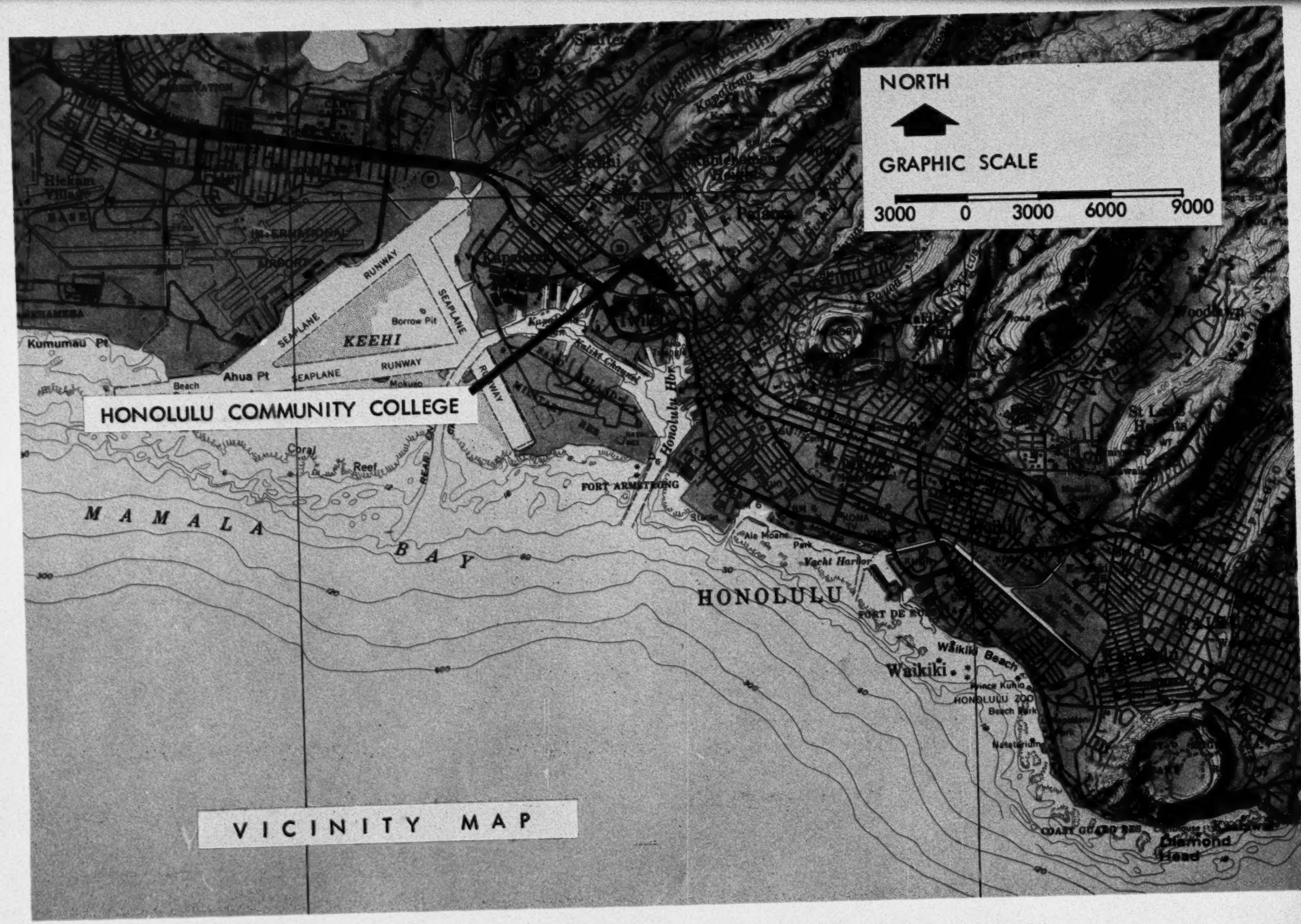
*** Converted from Cafeteria.

GRAND TOTAL 190,969 SF + 125,310 SF = 316,279 SF

SITE CONDITIONS

VICINITY MAP

The vicinity map locates the Community College site and its relationship to major road systems, towns, military installations and housing areas within a general sphere of influence. On this map a scale of one inch equals one mile.


NORTH
GRAPHIC SCALE
3000 0 3000 6000 9000
HONOLULU COMMUNITY COLLEGE
KEEHI
RUNWAY
SEAPLANE
Borrow Pit
Kumumau Pt
Ahua Pt
Beach
Mokuoo
Coral
Reef
MAMALA
BAY
FORT ARMSTRONG
HONOLULU
Ala Moana
Park
Yacht Harbor
Waikiki
Waikiki Beach
Prince Kuhio
HONOLULU ZOO
Diamond
Head
VICINITY MAP

PHYSICAL CHARACTERISTICS

POPULATION

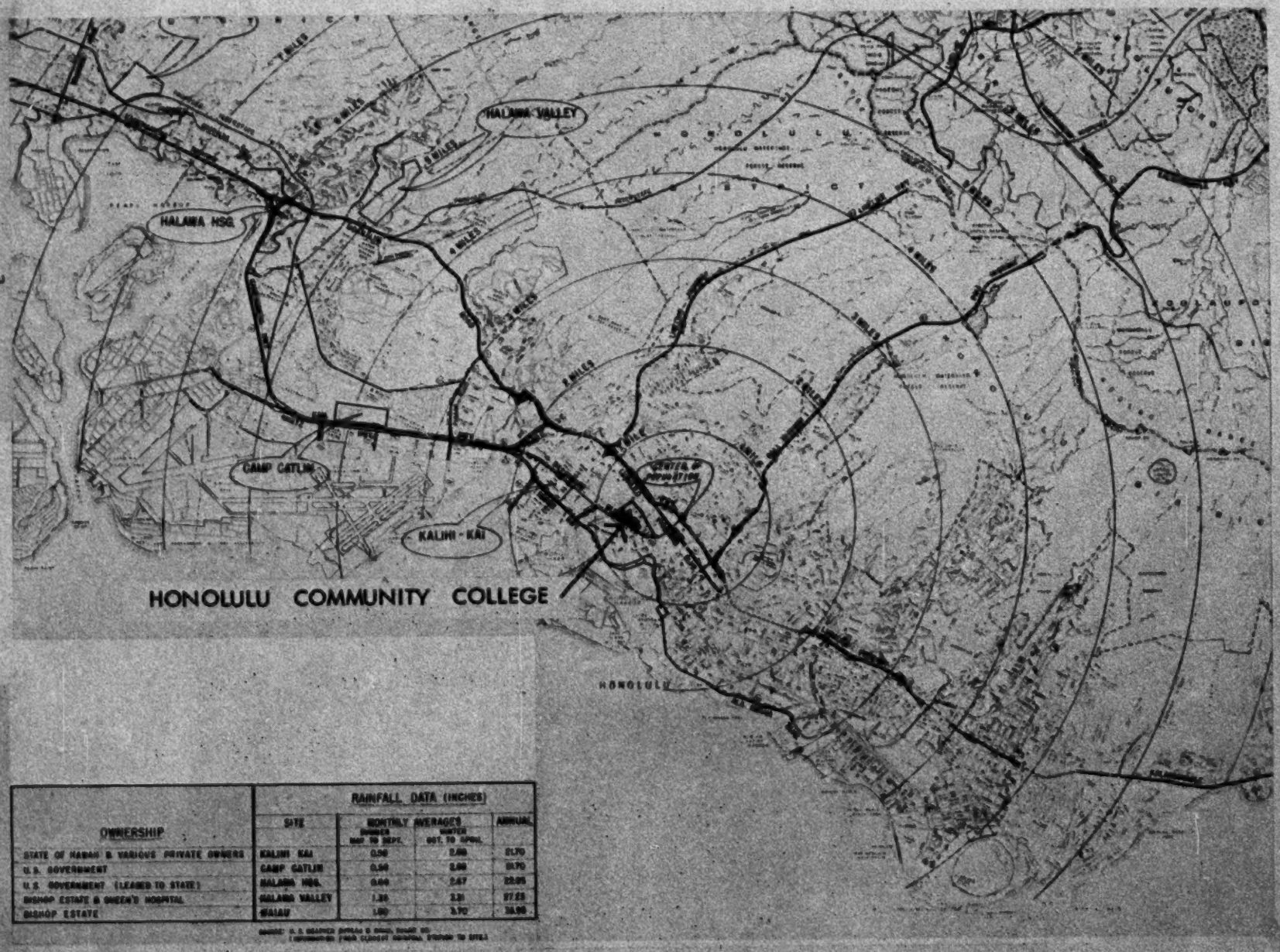
This map indicates the nominal center of population in Honolulu and is only a few city blocks from the college site.

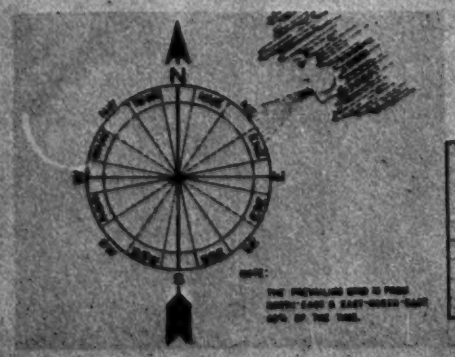
RAINFALL

The average annual rainfall is approximately 22 inches, and falls principally during the October to April winter season.

PREVAILING WINDS

The winds blow from the North-East and the East-North-East 80% of the time.





OWNERSHIP	RAINFALL DATA (INCHES)			
	SITE	MONTHLY AVERAGES		ANNUAL
		SUMMER MAY TO SEPT.	WINTER OCT. TO APRIL	
STATE OF HAWAII & VARIOUS PRIVATE OWNERS	KALIHI KAI	0.50	2.00	21.70
U.S. GOVERNMENT	CAMP CATLIN	0.50	2.00	21.70
U.S. GOVERNMENT (LEASED TO STATE)	HALAWA HSG.	0.60	2.67	22.05
BISHOP ESTATE & QUEEN'S HOSPITAL	HALAWA VALLEY	1.35	3.31	27.25
BISHOP ESTATE	WAIAU	1.00	3.70	36.00

SOURCE: U.S. WEATHER BUREAU & DAVID, SHARP CO. (INFORMATION FROM CLOSEST RAINFALL STATION TO SITE.)

POPULATION AND RAINFALL DATA

CLA CHARLES LUCKMAN ASSOCIATES
LOS ANGELES NEW YORK

HONOLULU COMMUNITY COLLEGE

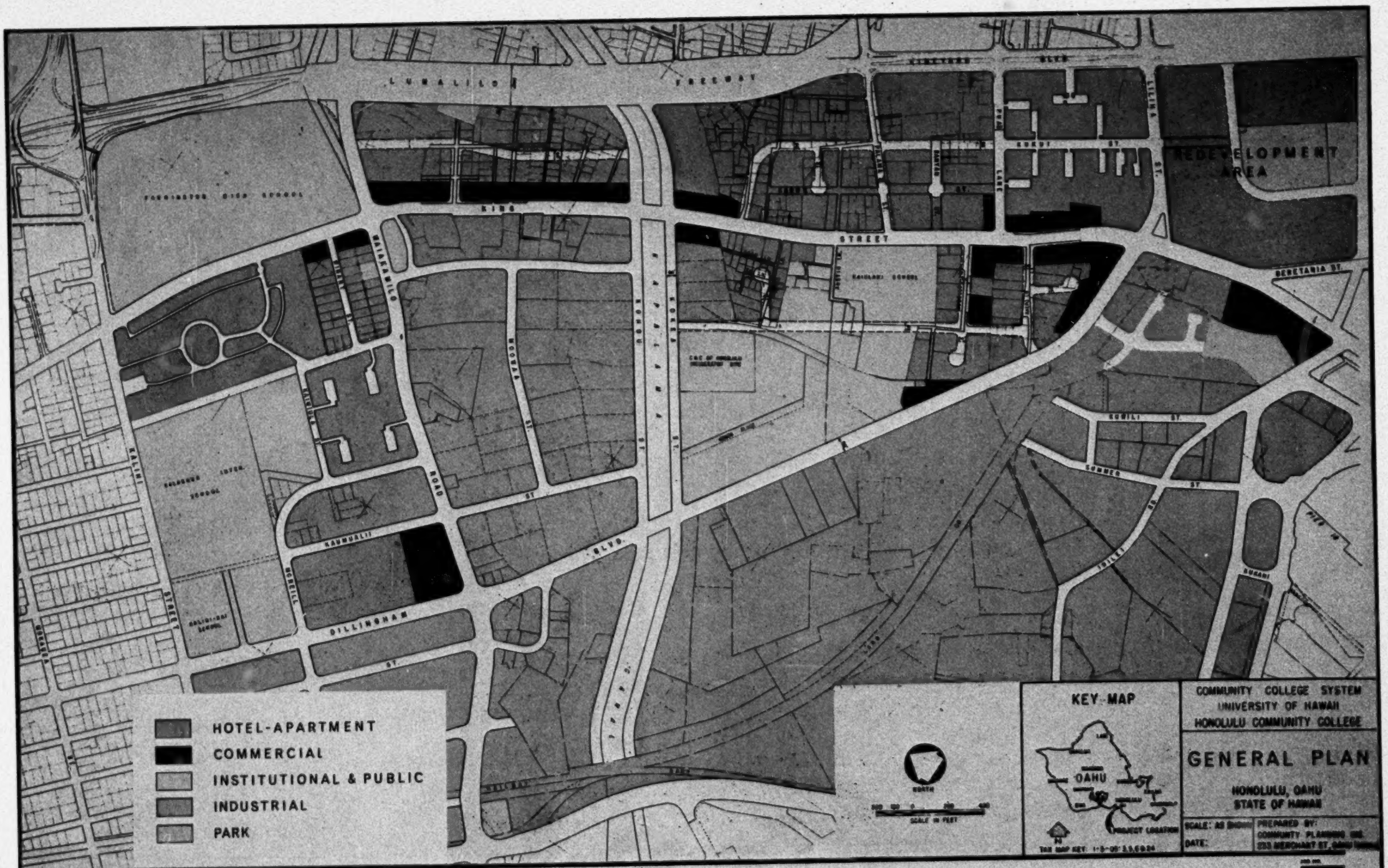
ZONING AND LAND USE

The triangular study area is zoned for commercial, semi and general industrial uses (See General Plan Map below). The land use distribution, exclusive of streets is as follows:

CENSUS TRACT 57, BLOCKS 1, 2, 3, 4 & 12

Land Use	Area in Acres	Percent
Single family residential	4.0	7.4
Multi-family residential	7.9	14.5
Commercial	5.7	10.5
Industrial	5.8	10.7
Public	21.2	38.9
Streets and Roadways	1.5	2.8
Vacant	8.3	15.2
Total	54.4	100.0

The land use tabulation is for the core area bounded by Dillingham Boulevard, Kokea Street and King Street. Residential uses (single family, duplex and multi-family) totaled 13.9 acres or 21.9% of the study area. Commercial uses covered 5.7 acres or 10.5%; 5.8 acres or 10.7% are in industrial uses. Schools, public and semi-public uses covered 21.2 acres or 38.9% of the study area. Included within the 21.2 acres are the Honolulu Community College.

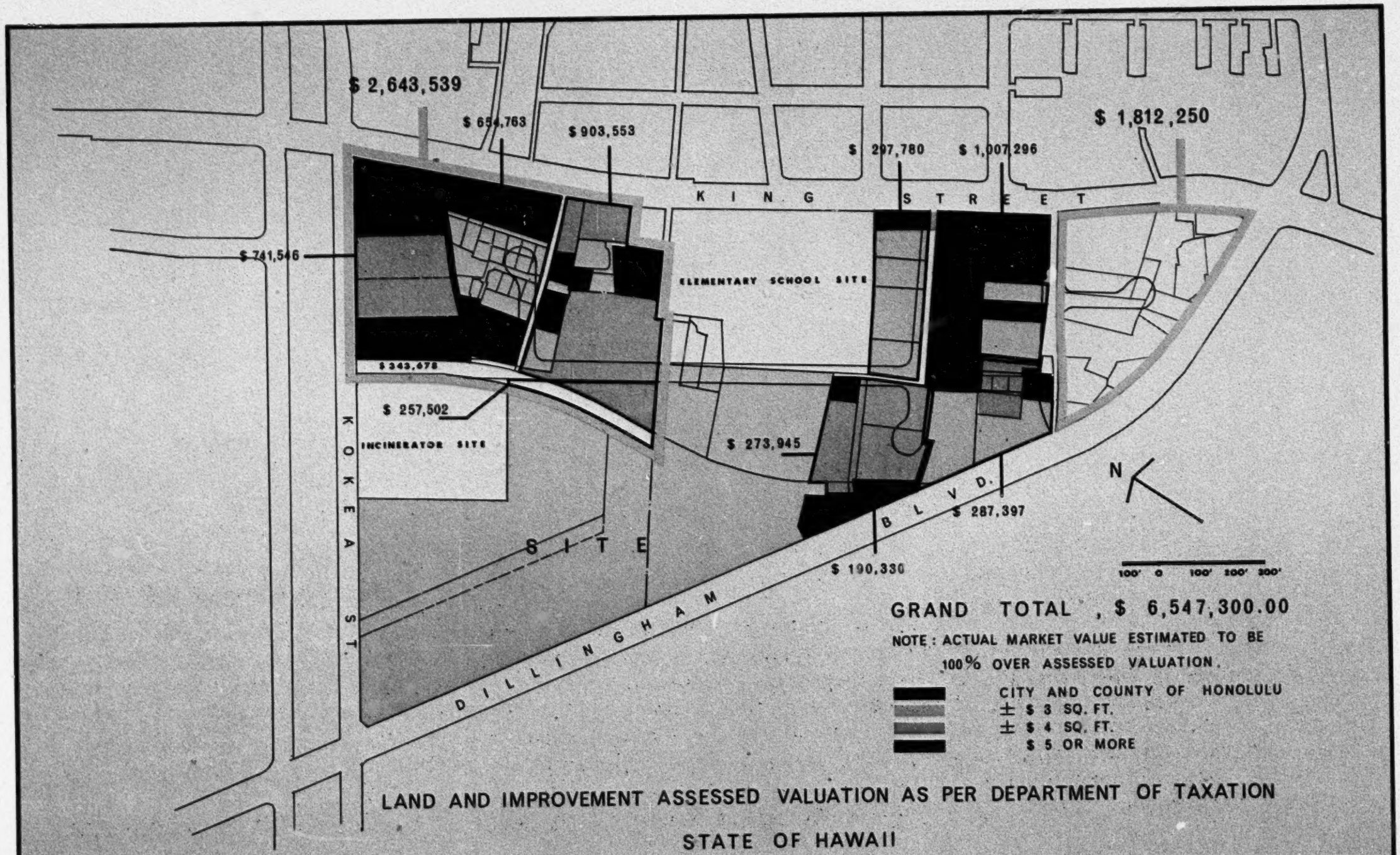

REDEVELOPMENT AREA
HOTEL-APARTMENT
COMMERCIAL
INSTITUTIONAL & PUBLIC
INDUSTRIAL
PARK
KEY MAP
OAHU
PROJECT LOCATION
COMMUNITY COLLEGE SYSTEM
UNIVERSITY OF HAWAII
HONOLULU COMMUNITY COLLEGE
GENERAL PLAN
HONOLULU, OAHU
STATE OF HAWAII
SCALE: AS SHOWN
DATE:
PREPARED BY:
COMMUNITY PLANNING INC.
233 MERCHANT ST. OAHU HAWAII
CHARLES LUCKMAN ASSOCIATES
LOS ANGELES
NEW YORK
HONOLULU COMMUNITY COLLEGE

Kaiulani School, City and County Kapalama Incinerator and the old Palama fire station (abandoned). Vacant acreage totaled 8.3 acres or 15.2%, and streets and roadways were 1.5 acres or 2.8%.

The existing Land Use Map shows the land uses within the study area and the blocks west of King Street up to Vineyard Boulevard.

ASSESSED VALUATIONS

The area map shown below indicates the assessed valuation of certain land sites including buildings and other improvements.



LAND AND IMPROVEMENT ASSESSED VALUATION AS PER DEPARTMENT OF TAXATION

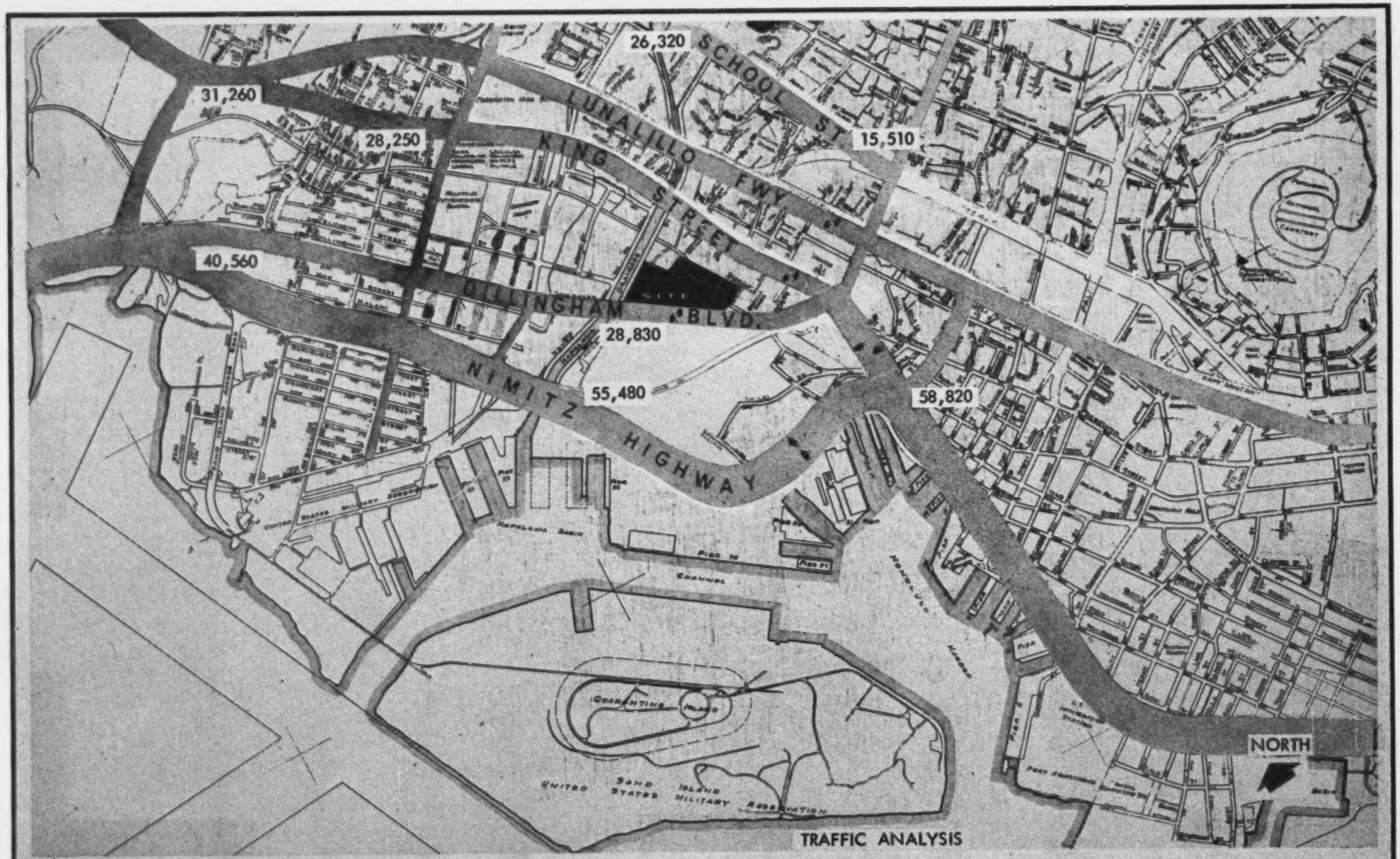
STATE OF HAWAII

CHARLES LUCKMAN ASSOCIATES
LOS ANGELES NEW YORK

HONOLULU COMMUNITY COLLEGE

TRAFFIC ANALYSIS

The traffic analysis map shown below indicates the total number of automobiles during a 24-hour period, utilizing major street arteries in the vicinity of the College site. Dillingham Boulevard immediately south and bordering the site, averages more than 28,000 cars every day. The Long Range Development Plan circulation patterns recognizes this problem and seeks to relieve this congestion by providing additional egress and ingress location other than Dillingham Boulevard.



TRAFFIC ANALYSIS

CHARLES LUCKMAN ASSOCIATES
LOS ANGELES NEW YORK

HONOLULU COMMUNITY COLLEGE

EXISTING CAMPUS

CONDITION OF NEIGHBORHOOD STRUCTURES

Being one of the older sections of the City, the study area is a conglomeration of mixed use and prevalence of old, unsound buildings. The street pattern in the area is very inadequate. In most instances the parcelling of lots is small and irregular.

The data collected by the Land Use Survey of the Oahu Transportation Study was used to determine the condition of structures in the study area. The conditions of buildings were made by land use surveyors based on criteria established for visual inspections of exterior of the buildings.

Five categories of building condition classification were used. They are: Very Good; Good; Fair; Poor and Dilapidated.

Out of 281 buildings, only 9 structures or 3.2% were classified as very good; 20 or 7.1% were found in good condition; 44 buildings or 16.7% were in fair condition; 166 structures or 59.1% were poor and 42 or 14.9% were found to be dilapidated.

Three-fourths of all the structures in the study area were found to be in poor or dilapidated condition. There were 44 buildings in the fair category. Many of these buildings undoubtedly will fall into poor category when a more detailed condition evaluation is made.

The condition of housing units was very bad. 454 units or 56.5% of all the housing units are in deteriorating and dilapidated condition (non-sound). The Oahu Transportation Study Land Use Survey showed about 75% of all structures in poor and dilapidated condition.

TYPE OF CONSTRUCTION

Seven out of ten buildings (73.7%) are of wooden construction. Only 35 buildings or 12.5% are of masonry construction; 8 structures or 2.8% are of concrete construction; 19 structures or 6.7% of wood/masonry construction, and 11 buildings or 3.9% were classified as other type of construction.

AGE OF STRUCTURES

The median age of the 281 structures in the study area is 53 years. In the past years (1960-1964), 20 new structures were built as compared to 9 in the previous ten years beginning in 1951 through 1960. The predominance of construction activity took place during the years before and up through 1940. As a result, 42 buildings or 14.9% are dilapidated, and 166 or 59.1% are in poor condition. Moreover, there is a predominance of sub-standard wood frame structures.

SUMMARY OF FINDINGS

1. Three-fourths of all the buildings in the study area are in poor or dilapidated condition.

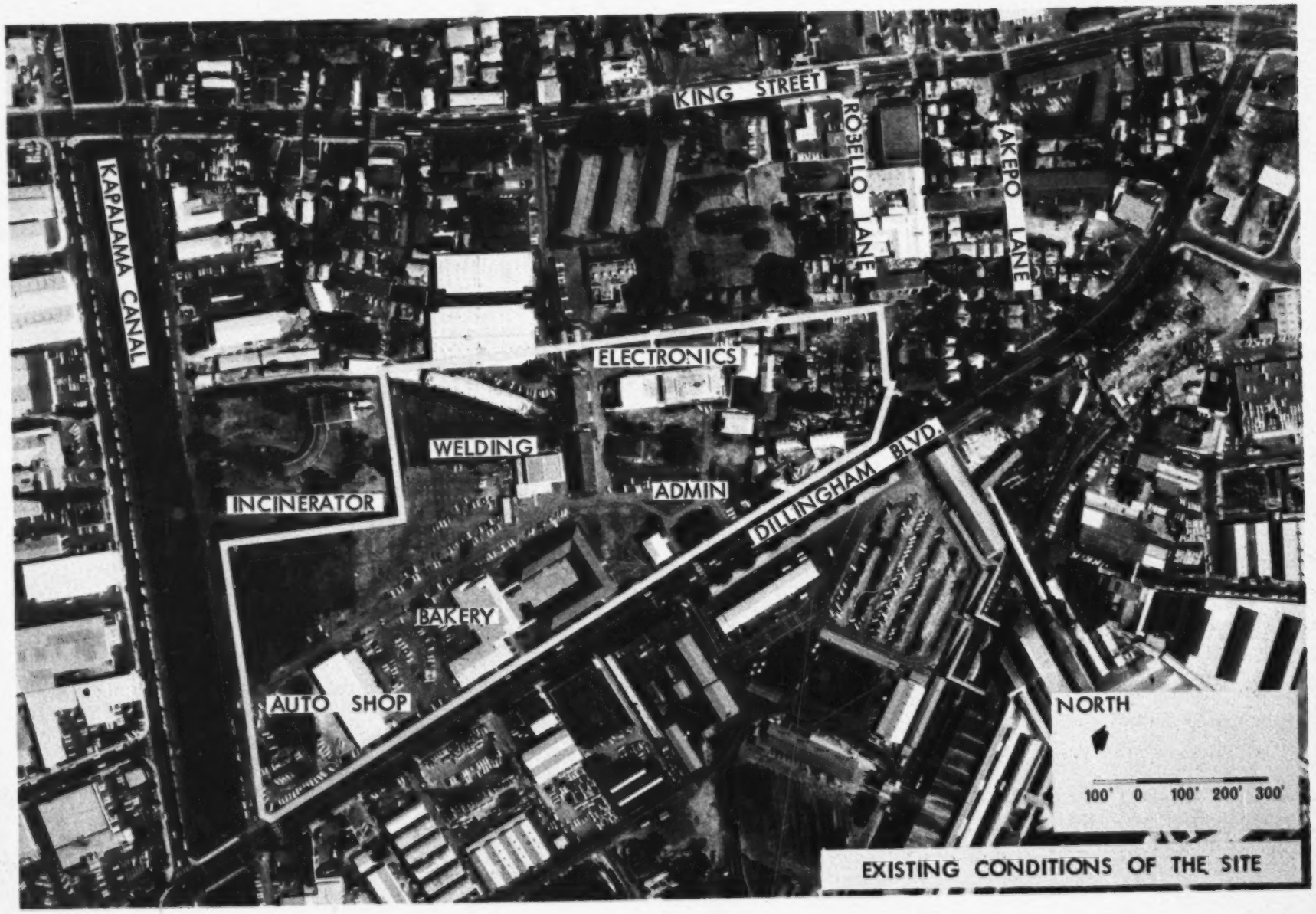
2. Seven out of ten buildings are of wood construction. These structures are non-conforming to the fire rating requirements of commercial and industrial use districts.

3. Although the area is zoned for commercial and industrial uses, 60% of the buildings were originally designed and constructed for single family residential uses. Thirteen percent were designed for multi-family use.

4. The buildings in the study area are very old. The median age is 53 years.

5. Incompatible land uses are prevalent in the area.

6. Streets and roadways are very poor and inadequate to serve the business and industrial zones.

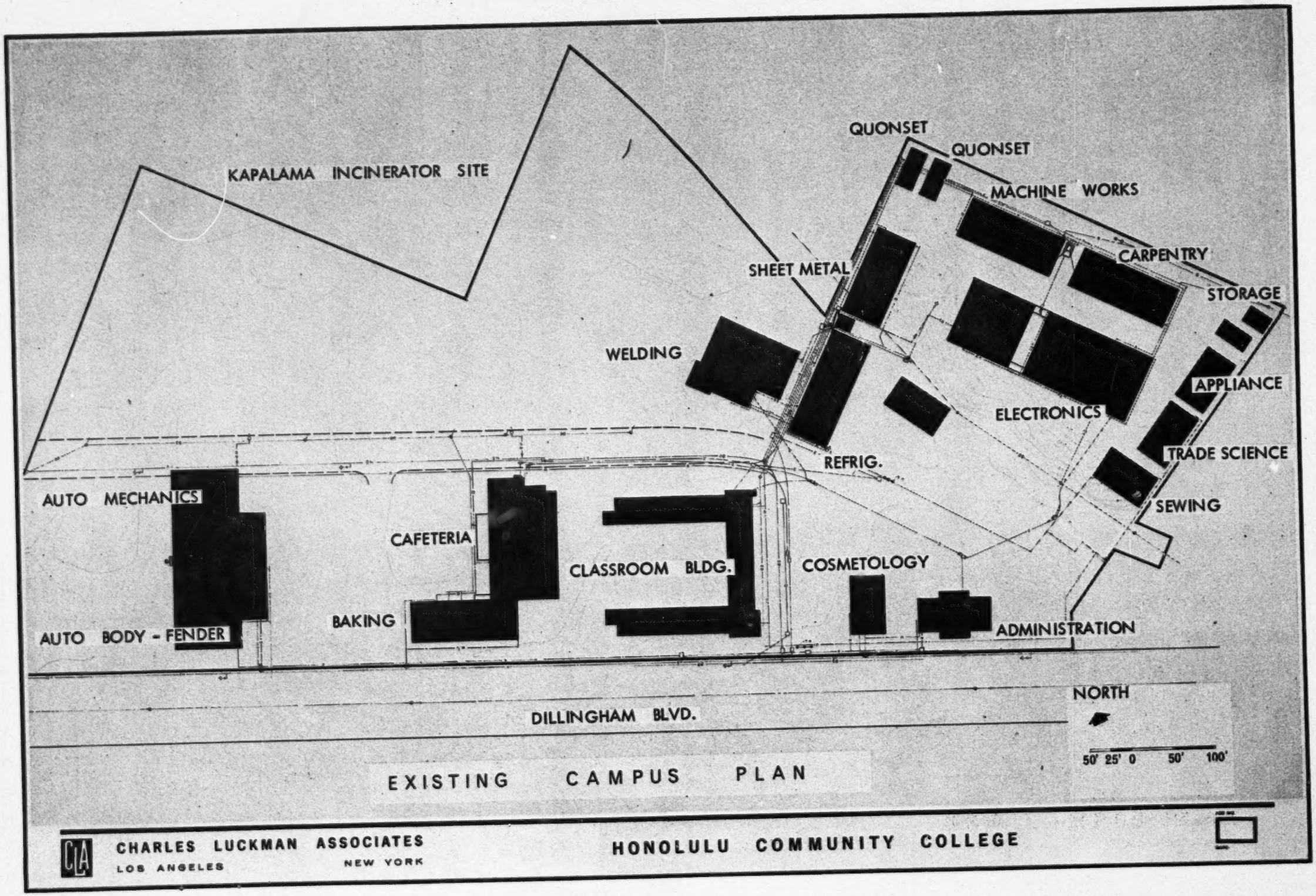


EXISTING CONDITIONS OF THE SITE

CONDITION OF CAMPUS STRUCTURES

There are a total of twenty-one structures on the present 17.2 acre Campus. The condition of structures chart on page 21 indicates the age, type construction, use, etc.

In reviewing the existing structures and analyzing their usefulness with reference to their continued use in the Long Range Development Plan, three structures were termed suitable. They compromise approximately 96,000 sq. ft. out of a total of 126,000 sq. ft. existing today.



EXISTING CAMPUS PLAN

CHARLES LUCKMAN ASSOCIATES
LOS ANGELES NEW YORK

HONOLULU COMMUNITY COLLEGE

HONOLULU COMMUNITY COLLEGE BUILDING INVENTORY

APRIL 21, 1966

NO.	NAME	No. Floors	MAJOR USE	General Condition	TYPE OF STRUCTURE				REMARKS
					Foundation	Floor	Wall	Roof	
1	AUTOMOTIVE	1	Shop & Classroom	Very Good	Steel & Concrete	A.C. & Concrete	Tile Blks. & Aluminum	Aluminum	Paint Shop, Body Fender, Auto Mech. & Classrooms
2	CAFETORIUM	1	Cafetorium & Bakery	Very Good	"	Brick & Concrete	Tile Blks.	"	Cafeteria, Auditorium & Bake Shop
3	CLASSROOMS	2	Classrooms	Very Good	"	Concrete	"	Slate	Fairly new building.
4	COSMETOLOGY	1	Beauty Shop	Poor	Wooden	Wooden	Wooden	Tar Paper	Bldg. old & crowded.
5	ADMINISTRATION	1	Office	Poor	"	"	"	"	Not Suited for Office.
6	HOUSE	1	Living Quarters	Poor	"	"	Wood & Asph. Shingle	"	World War II Temporary Hse.
7	WELDING	1	Shop & Classroom	Very Good	Steel & Concrete	Concrete	Concrete & Tile Blks.	Aluminum & Gravel	New Building.
8	REFRIGERATION	1	Shop & Classroom	Good	"	"	"	Corrugated Transite	Ponding Area in front of Building.
9	ART & MAINTENANCE	1	Art Class & Maint. Shop	Dilapidated	Concrete & Wood	"	Wooden	Tar Paper	Termite Infested.
10	SHEET METAL	1	Shop & Classroom	Good	Steel & Concrete	"	Tile Blks.	Corrugated Transite	
11	QUONSET HUT	1	Storage	Dilapidated	Concrete & Tile	"	Wooden & Corrug. Iron	Corrugated Iron	Machine Shop Storage Bldg.
12	QUONSET HUT	1	Storage	Dilapidated	"	"	"	"	Radio & TV Shop Storage Building.
13	MACHINE	1	Shop & Classroom	Good	Steel & Concrete	"	Concrete & Tile Blks.	Corrugated Transite	
14	CARPENTRY	1	Shop & Classroom	Good	"	"	"	"	Needs painting - Windows Broken
15	ELECTRIC	1	Shop & Classroom	Very Good	Concrete	"	Tile Blks.	Pitch & Gravel	New Building.
16	ELECTRONICS	1	Shop & Classroom	Very Good	"	"	"	"	New Building.
17	HOUSE	1	Storage	Dilapidated	Wooden	Wooden	Wooden	Wood Shingle	Termite Infested.
18	QUONSET HUT	1	Storage	Dilapidated	Concrete & Tile Blks.	Concrete	Wooden & Corrug. Iron	Corrugated Iron	
19	APPLIANCE SHOP	1	Household Appl. Repair	Dilapidated	Wooden & Concrete	"	Wooden	"	Building used by Man-power Training.
20	STORAGE BUILDING	1	Storage	Dilapidated	Wooden	Wooden	Wooden	Wood Shingle	" " " "
21	STORAGE BUILDING	1	None	Dilapidated	Wooden & Concrete	Concrete	Wooden	Corrugated Iron	Building not in use.

GENERAL CONDITION LEGEND

Very Good: Building with sound structure, no repairs required.

Good: Building with sound structure, needs only normal maint.

Fair: Building with sound structure, needs minor repairs or replacements.

Poor: A deteriorating building requiring immediate repair or replacement.

Dilapidated: A structure in a condition of decay, extensive repairs and rebuilding, or is of inadequate original construction.

NEW CAMPUS PLAN

PHYSICAL PLANNING OBJECTIVES

1. Surrounding Influences - An awareness of adjacent community influences.

2. Facilities Groupings - A proper reference to educational adjacencies and student activities.

3. Future Growth - Provisions for orderly expansion.

4. Circulation - For convenience and safety.

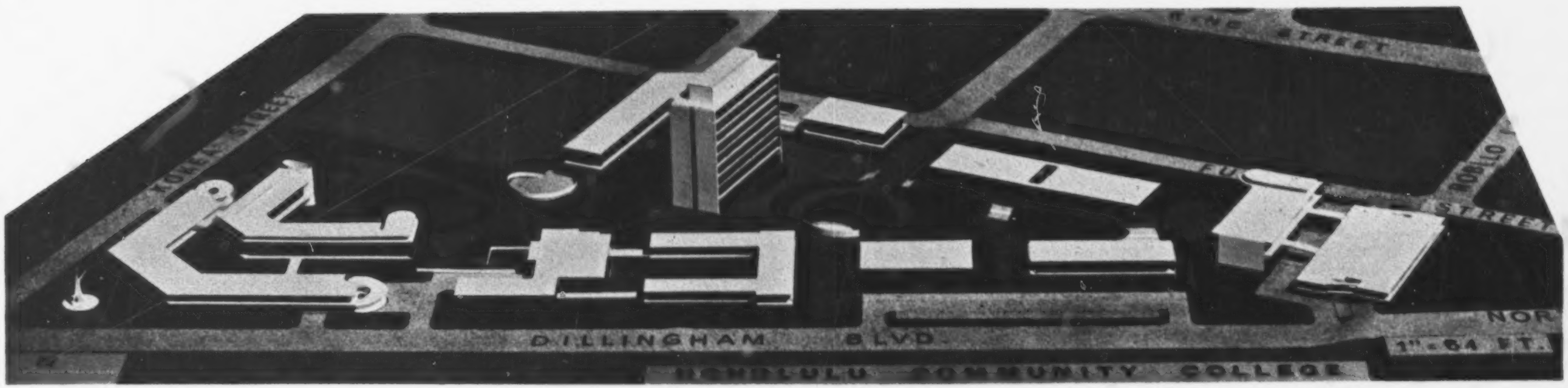
5. Architectural Vocabulary - A unity of design through materials, scale, massing and placement.

6. Economy - In construction, operation and maintenance.

SURROUNDING INFLUENCES

The Campus is surrounded by industry, light manufacturing, and by a sub-standard residential area. A primary objective was to create a Campus atmosphere conducive to higher education that eliminated or reduced the incompatibility of the surrounding neighborhood. Since Dillingham Boulevard carries 28,000 vehicles in a single 24 hour period, the noise generated by this volume of traffic presents an acute problem which must be solved.

With growth also a primary objective, the initial land acquisitions will require the purchase of approximately five acres of residential and commercial property. A Campus growth beyond 2,500 students is possible in the future with the acquisition of adjacent City and County and State owned land; the Kapalama Incinerator and the Kaiulani School property.


KOREA STREET
DILLINGHAM BLVD
HONOLULU COMMUNITY COLLEGE
1" = 64 FT.
NOR
STREET

AREA OF SITE 20.0 ACRES
BUILDING COVERAGE 5.3 ACRES
OPEN LAND 73 %

8

MACHINES	6,500 S.F.
HEAVY EQUIP.	7,100 S.F.
SHEET METAL	6,670 S.F.
WELDING	11,500 S.F.
PRINTING	5,200 S.F.
	36,970 S.F.

15 - STUDENT UNION - 10,000 SF
CAFETERIA - 8,000 SF
18,000 SF

6,7 - ELECTRICITY & ELECTRONICS - 18,000

13

CARPENTRY	8,073 S.F.
REFRIG. AND AIR CONDIT.	7,000 S.F.
PLUMBING	4,600 S.F.
MASONRY	3,450 S.F.
PAINTING	4,000 S.F.
	27,123 S.F.

5 - MAINTENANCE - 5,750 SF

14 - PARKING - 300 CARS

KAPALAMA CANAL

KOKEA STREET

KING STREET

FUTURE STREET

INCINERATOR

9 - CLASSROOMS, LABORATORIES, LIBRARY - 100,300 SF - 12,600 SF/FL

8 2FL.

15 2FL.

9 9FL.

6 1FL.

7 1FL.

10 2FL.

11 1FL.

12 2FL.

1 1FL.

2 3 4 2FL.

13 2FL.

14 3LEV.

5

DILLINGHAM BLVD.

NORTH

100' 50' 0 100' 200'

14 - PARKING - 300 CARS

10 - AUTO BODY, AUTO MECH. - 42,665 S.F.

11 - BAKERY - 13,869 S.F.

12 - DRAFTING - 7,245 S.F.
ENGINEERING - 7,245 S.F.
SCIENCE - 7,820 S.F.
22,310 S.F.

1 - ADMINISTRATION - 10,500 S.F.

2 - COSMETOLOGY	13,570 S.F.
3 - COMM. SEWING	7,245 S.F.
4 - PRESSING & SPOTTING	3,500 S.F.
	24,315 S.F.

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FACILITIES GROUPINGS

The proper grouping of facilities with reference to educational adjacencies and student activities will create basic patterns and relationships among the various academic areas and the student activity areas to produce a unified plan.

Classroom, Laboratory and Library Building

This is indicated as Building Number 9 (See Long Range Development Plan on preceding page). Its location is of prime importance and its central placement is logical. The surrounding ground areas developed into study courts and student display centers are conducive to creating the proper atmosphere for learning. The nine story height of this structure will be a Campus and community landmark.

Administration Building

This facility must be conveniently located for Student access and the public. Its location adjacent to parking and Dillingham Boulevard and the central campus circulation fulfills this requirements. Building Number 1 is located to the North-East of the present Administration Building which will remain operational until occupancy of this new Administration Building is completed.

Cosmetology and Commercial Sewing

Building Number 2 is also located adjacent to parking and easy access from Dillingham Boulevard for the public who use this facility for hair styling, manicuring, etc. This structure is

located South-East of the present old Cosmetology Building which like the Administration will remain in operation until this new building is ready for occupancy.

Building Trades Building

Refrigeration, Air-Conditioning, Carpentry, Plumbing, Masonry, Printing and Painting are located in Building Number 13. Its perimeter location assures easy access for deliveries of building materials off Dillingham Boulevard at the lowest level. The parking structure 50' to the south provides screening for outside shop work areas between the structures.

Maintenance - Physical Plant

This facility numbered 5 has many similar day to day operations as in the Building Trades and their association or adjacency is provided for in this plan. Deliveries are made from grade elevation twenty, off the future road indicated on the approved General Plan.

Electricity and Electronics

Building Number 6 represents a four thousand square foot addition to the existing Electric and Electronics Building Numbered 7. The perimeter location is excellent for deliveries.

This facility has foundation that will carry the load of a second story if required in the future.

Student Center and Cafeteria

Building number 15 is conveniently located to the central Classroom, Laboratory and Library Building.

Generous landscaped terraces surrounding the center may be used for dining, student functions, etc. and, from this elevated position (elevation twenty), will command a panoramic view of the central landscaped court and the Plaza areas.

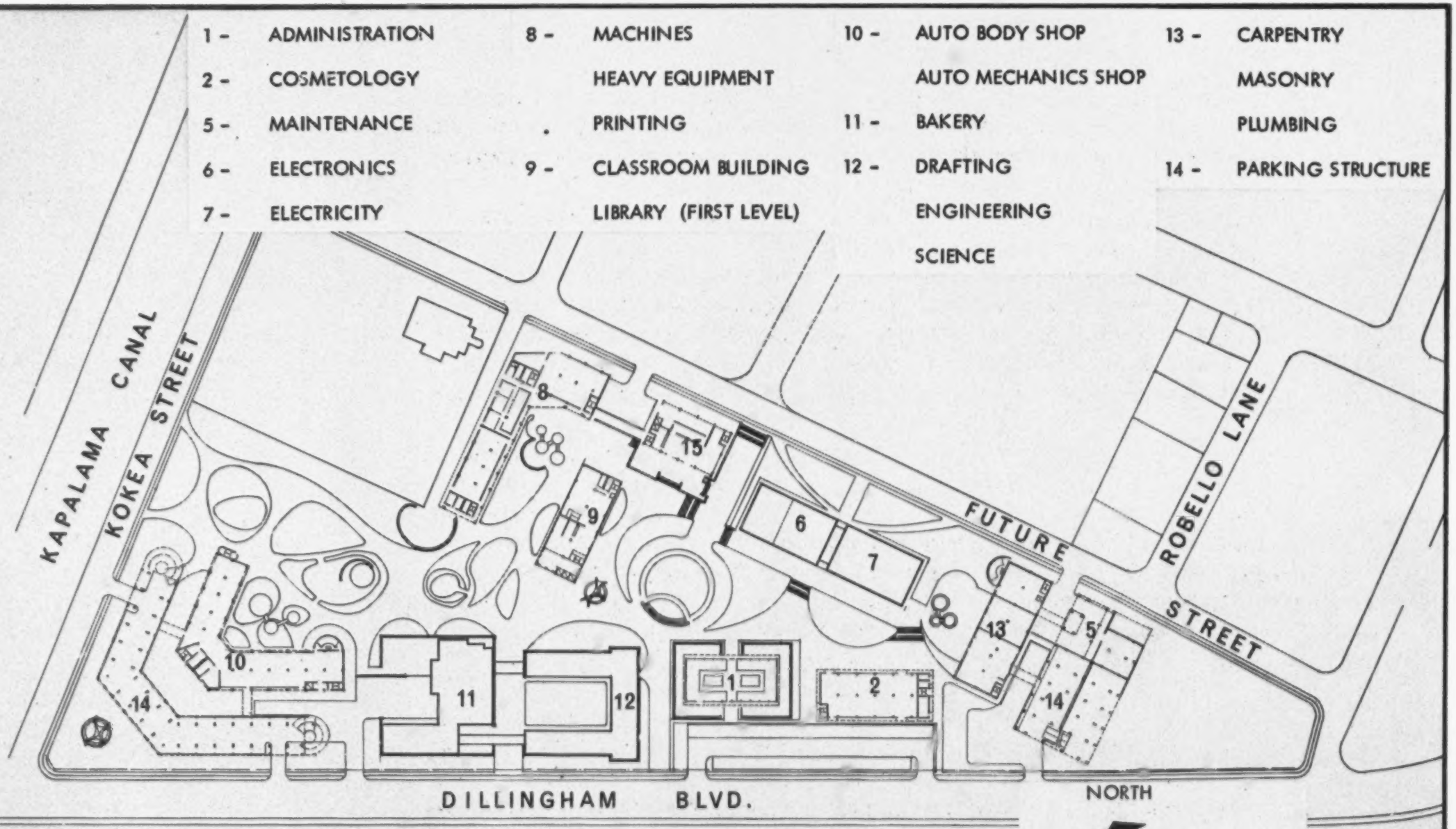
Machines, Heavy Equipment, Sheet Metal & Welding Building

This facility, Number 8, is closely allied with the Auto Shop. The various trades taught within this structure can create noise and their perimeter location offers them exterior work space between the structure and the property line adjacent to the City and County Incinerator. Deliveries will be convenient from the new road.

Auto Body Building

Building Number 10 will house Auto Mechanics and Auto Body Repairs and their related Classroom areas. Also provided is the outdoor shop activity space between the parking Structure No. 14 and the Auto Body Building. The parking structure will provide screening and some diffusion of noise. Autos entering this facility for repair find convenient access directly off Dillingham Boulevard.

1 - ADMINISTRATION
2 - COSMETOLOGY
5 - MAINTENANCE
6 - ELECTRONICS
7 - ELECTRICITY
8 - MACHINES
HEAVY EQUIPMENT
PRINTING
9 - CLASSROOM BUILDING
LIBRARY (FIRST LEVEL)
10 - AUTO BODY SHOP
AUTO MECHANICS SHOP
11 - BAKERY
12 - DRAFTING
ENGINEERING
SCIENCE
13 - CARPENTRY
MASONRY
PLUMBING
14 - PARKING STRUCTURE



FIRST FLOOR PLAN

100' 50' 0 100' 200'

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Bakery Building

This existing Building, Number 11, expands initially by converting the five thousand two hundred and fifty square foot cafeteria into bakery space. The perimeter location is ideal for deliveries and for the public sale of baked goods. It is proposed that this structure receive some additional architectural treatment screening, etc. to tie it into the campus vocabulary.

Drafting, Engineering and Science Building

This existing Classroom and Laboratory Building Number 12, will require only minor alterations. The need for some additional architectural treatment, acoustical and screening is evident. The excessive noise from Dillingham Boulevard will require special treatment.

Amphitheater

This facility located at center of the plan uses the approximate fifteen foot change in grade for seating on a gently sloping turfed area. Designed to accommodate 1,000 to 1,500 students this central location will provide space for Student and Faculty functions - graduations, lectures, etc.

Parking Structures

Initially those structures identified as Number 14 will be areas designated for surface parking with a suitable masonry screening wall on the street side.

3 - COMMERCIAL SEWING

4 - PRESSING AND SPOTTING

8 - SHEET METAL

WELDING

9 - CLASSROOM BUILDING

LIBRARY (SECOND LEVEL)

10 - AUTO BODY

AUTO MECHANICS

12 - DRAFTING

ENGINEERING

SCIENCE

13 - REFRIGERATION

PAINTING

14 - PARKING STRUCTURE

15 - STUDENT UNION

KAPALAMA CANAL

KOKEA STREET

FUTURE

ROBELLO LANE

STREET

DILLINGHAM BLVD.

NORTH

SECOND FLOOR PLAN

100' 50' 0 100' 200'

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As the Campus enrollment increases the two parking structures will be constructed - each providing approximately three hundred spaces. The floor to floor heights should be considered initially for classroom expansion if needed in the future. Additional parking on grade, or if required elevated, is available to the east of Kokea main entrance. Additional parking can be considered on the Incinerator site as well as street parking bringing the total to approximately 1,200 cars.

Student Activities

The Long Range Development Plan allows the campus to develop its own atmosphere by screening out the industrial and commercial neighborhood. Students will traverse the small twenty acre campus without encountering vehicular interference. The interior open spaces will be developed into plazas and courts for student gatherings with controlled landscaping and proper circulation. Several areas will be developed specifically for student display. These areas will accommodate the various Technical Training and Liberal Arts displays.

Sports activities will be limited on this campus. However, basketball, volleyball and handball courts will be located within the plan. Other activities such as table tennis, shuffle board, etc. will also be included.

1 - ADMINISTRATION
2 - COSMETOLOGY
3 - COMMERCIAL SEWING
4 - PRESSING AND SPOTTING
5 - MAINTENANCE
6 - ELECTRICITY
7 - ELECTRONICS
8 - MACHINES
HEAVY EQUIPMENT
SHEET METAL
WELDING
PRINTING

10 8 9 15 6-7
14 11 12 1 2 3 4 13 5 14

9 - CLASSROOMS
LABORATORIES
LIBRARY
10 - AUTO BODY REPAIR
AUTO MECHANICS
11 - BAKERY
12 - DRAFTING
ENGINEERING
SCIENCE

14 - PARKING STRUCTURES

13 - CARPENTRY
REFRIGERATION AND AIR CONDITIONING
PLUMBING
MASONRY
PAINTING

15 - STUDENT UNION
CAFETERIA

ELEVATION
FROM DILLINGHAM BLVD.

NORTH

100' 50' 0 100' 200'

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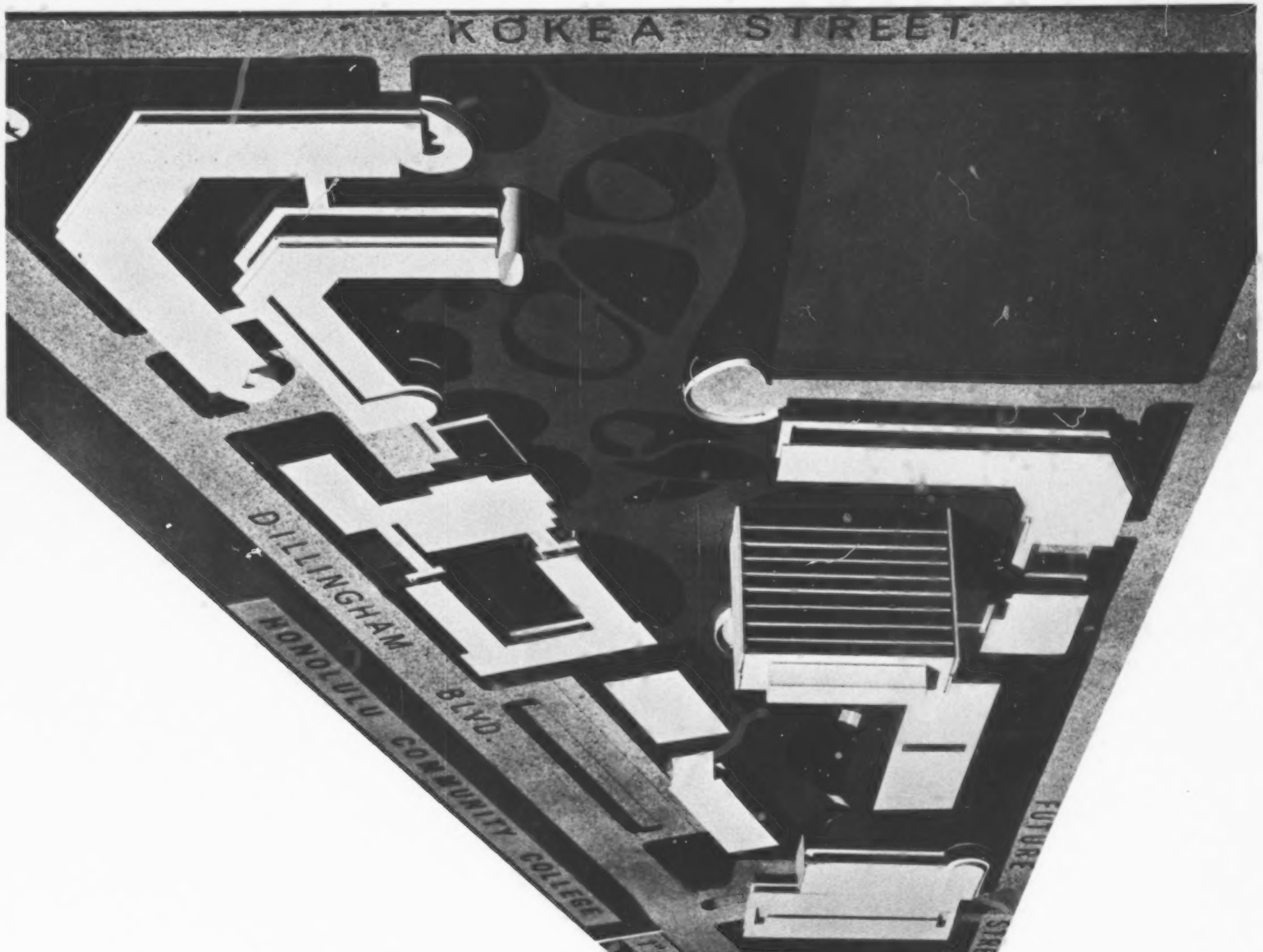
FUTURE GROWTH

The initial growth and expansion of the campus will be accomplished by minimum land acquisitions. With these initial land purchases and the orderly construction of the facilities indicated on the Long Range Development Plan, the Campus will accommodate 2,500 students. Adjacent City and County and State lands; i.e., the Incinerator and the Kaiulani School if available in the future, could provide the additional acreage to construct facilities that would accommodate 5,000 students.

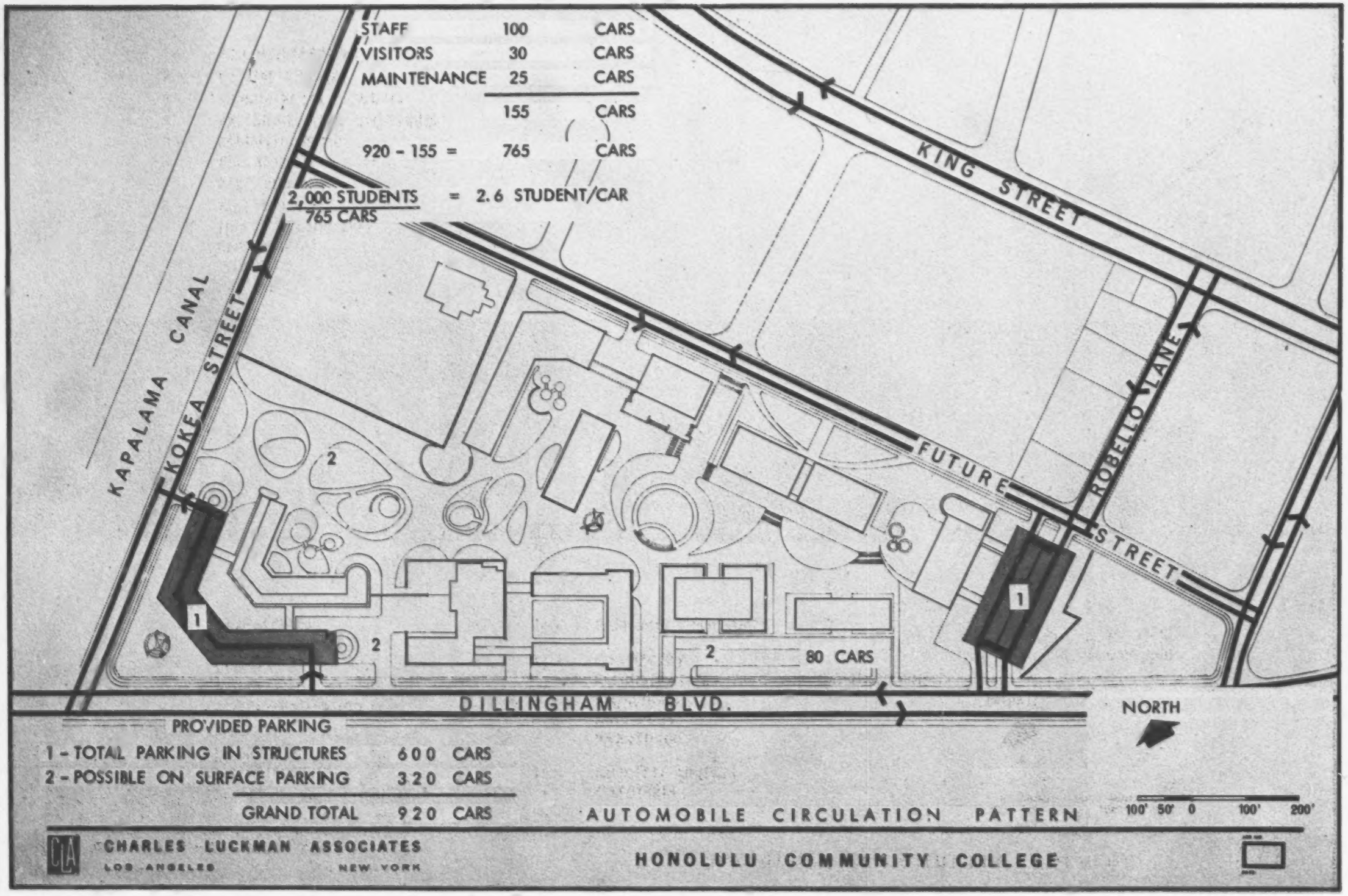
Adjacent Community: Because of the highly industrialized and commercial atmosphere of a great percentage of the surrounding area, the Long Range Development Plan has created a "Campus from Within". The development of a proper atmosphere for higher learning will be accomplished without the noise and confusion of the adjacent neighborhood.


KOKEA STREET
DILLINGHAM BLVD.
HONOLULU COMMUNITY COLLEGE

VEHICULAR CIRCULATION

The Long Range Development Plan uses perimeter circulation around the entire campus on public streets; Dillingham Boulevard to the west, Kokea Street to the north, an un-named future street indicated on the General Plan to the east, and Robello Lane on the south.

Circulation for parking is indicated below. All parking structures and entrances require only right hand turns avoiding peak period congestion and accidents.


STAFF 100 CARS
VISITORS 30 CARS
MAINTENANCE 25 CARS
155 CARS
920 - 155 = 765 CARS
2,000 STUDENTS / 765 CARS = 2.6 STUDENT/CAR
KAPALAMA CANAL
KOKEA STREET
KING STREET
FUTURE
ROBELLO LANE
STREET
1
2
80 CARS
DILLINGHAM BLVD.
NORTH
PROVIDED PARKING
1 - TOTAL PARKING IN STRUCTURES 600 CARS
2 - POSSIBLE ON SURFACE PARKING 320 CARS
GRAND TOTAL 920 CARS
AUTOMOBILE CIRCULATION PATTERN
100' 50' 0 100' 200'
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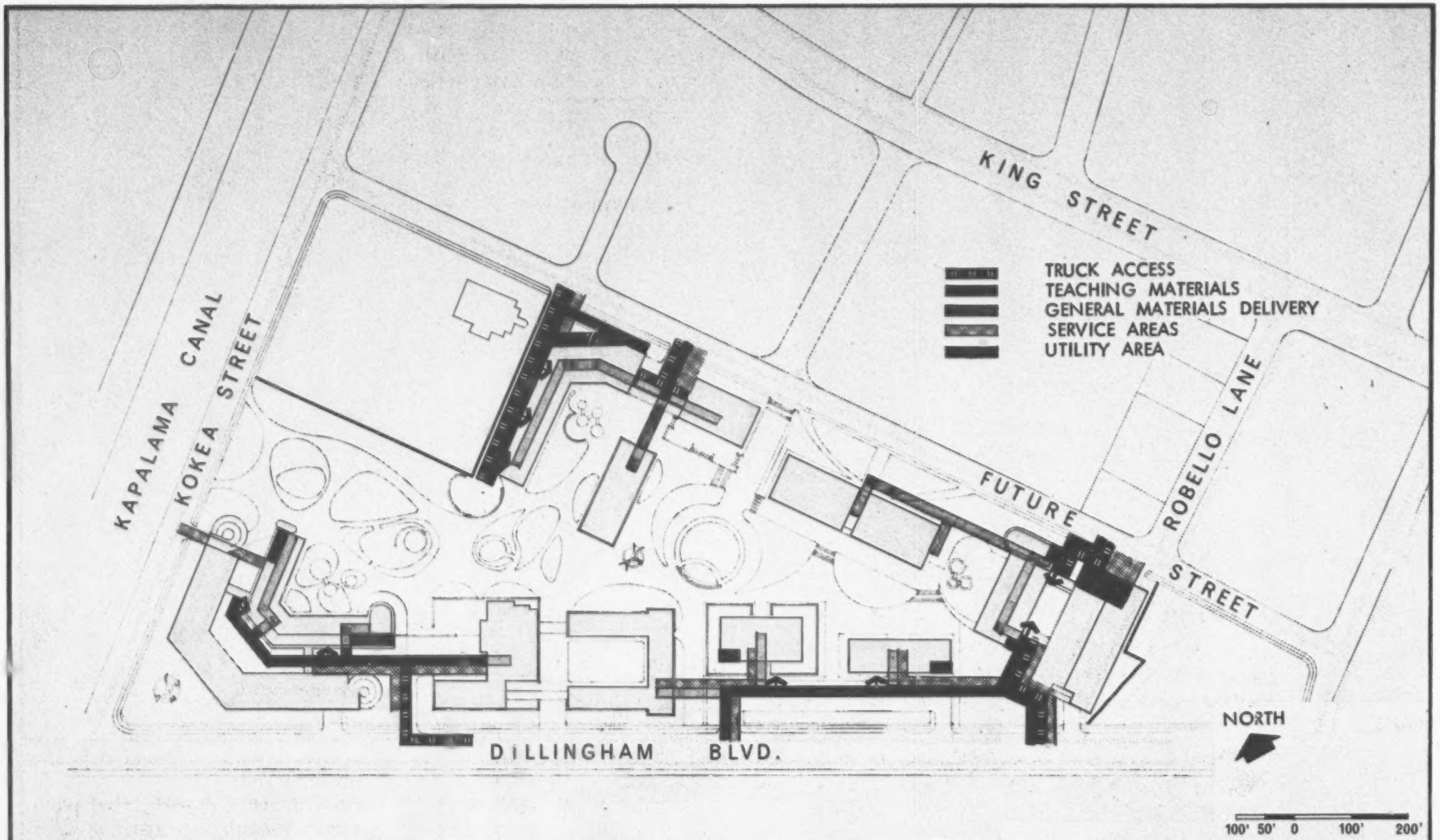
DELIVERIES AND SERVICE TRAFFIC

Vehicular entrances are located away from intersections and are considered good centers for delivery because they are located on the perimeter of the site. Deliveries will be made directly to the various departments such as Building Trades or Automotive, etc. A central receiving area will operate under the cafeteria and will manage all general teaching deliveries to the campus. The Central Maintenance Area takes place near and on the first level of the southern parking structure. The plan below illustrates how deliveries and service functions are maintained with maximum efficiency.



DELIVERIES AND SERVICE TRAFFIC PATTERN

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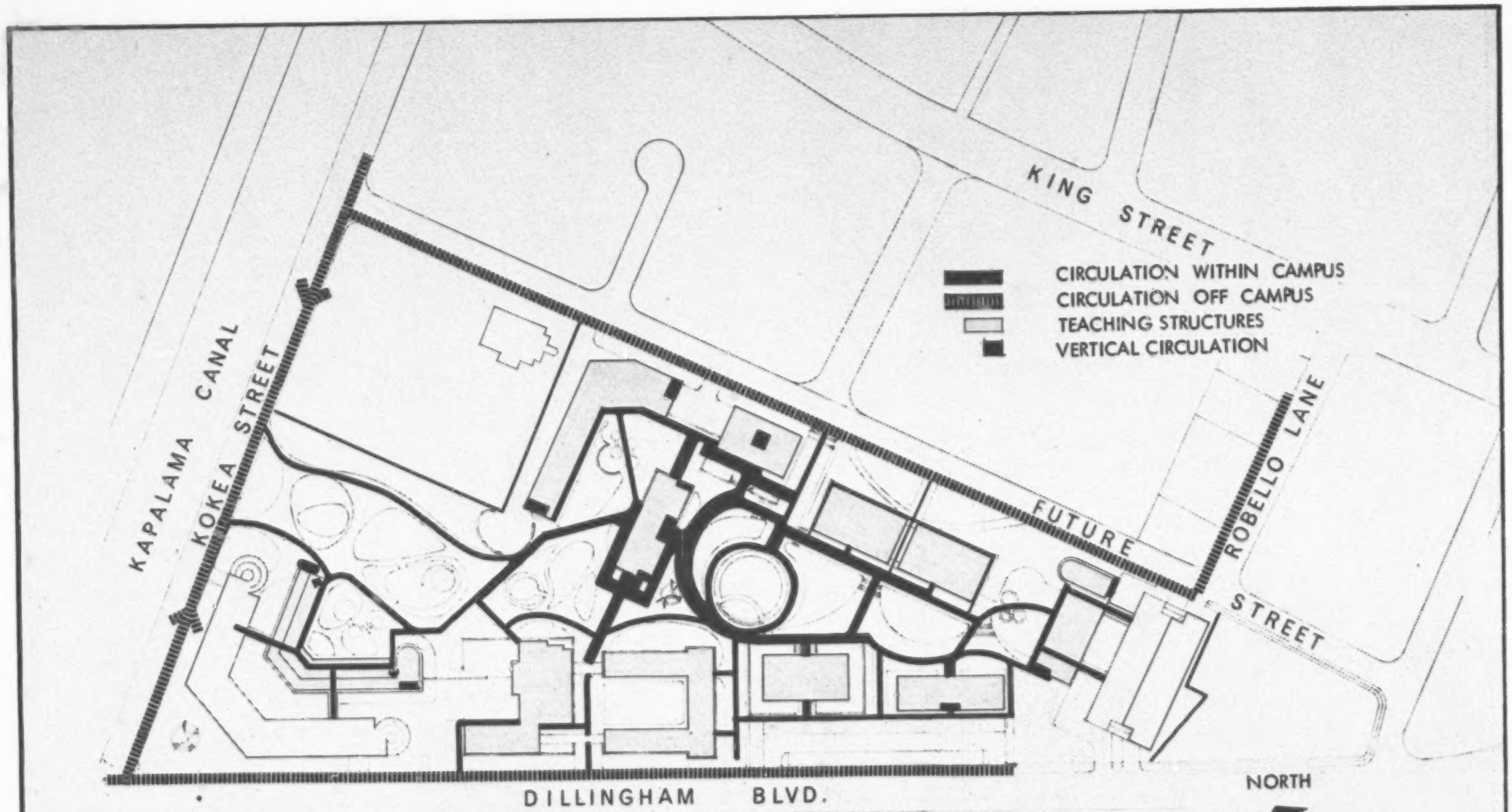
PEDESTRIAN CIRCULATION PATTERNS

The plan shown below illustrates "on campus" and "off campus" pedestrian circulation patterns. The width of the line indicates expected traffic volume.

Once a student or faculty member arrives on campus, he is completely protected from automobile or service traffic. All vehicles circulate on the periphery of the campus and do not penetrate pedestrian areas. The total effect is an environment conducive to learning and to student recreational activities.



PEDESTRIAN CIRCULATION PATTERN

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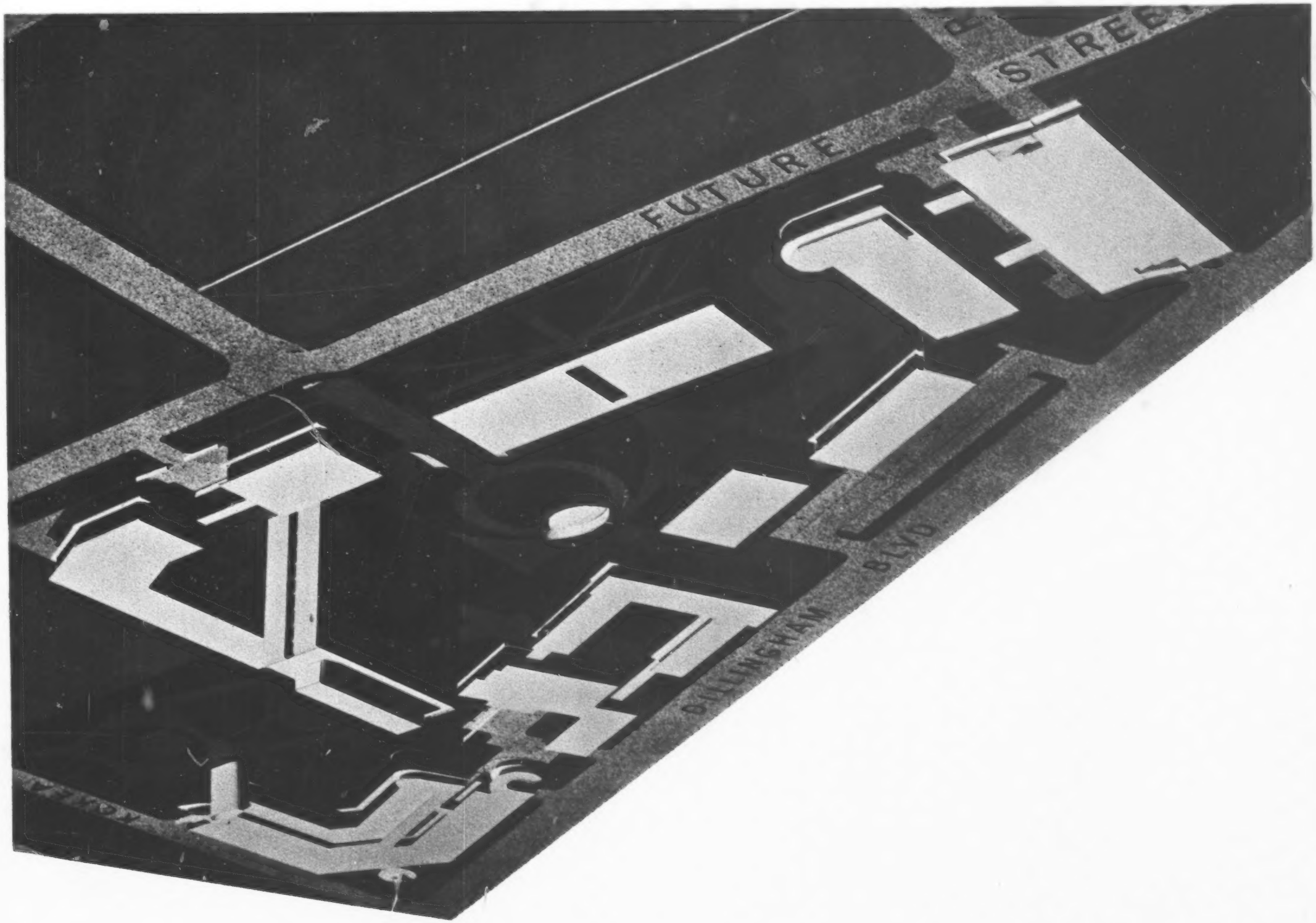
ARCHITECTURAL VOCABULARY

The development and use of modular precast structural elements for building components throughout the Campus will provide a framework for additional materials and textures to be woven into the total fabric to create warmth, scale and color.

Concrete will have a variety of finishes including a natural finish with exposed aggregate created by forming or sandblasting and painted finish. Concrete will be the principal exterior exposed material and will provide power and sculptural value to the Architectural Vocabulary. The use of brick, colored concrete block, wood and other warm materials will be extensive for landscape elements, i.e., paving, benches, railings. These will also appear inside the buildings. Warm materials and attractive color schemes will be most important elements of the Architectural Vocabulary. Glass will be used where architecturally appropriate and for psychological relief, but its use will be functional throughout all structures.


FUTURE
STREE
DILLINGHAM BLVD

LANDSCAPING

Beautifully landscaped courts and plazas will provide an attractive environment between buildings.

Functional student activity court yards will be achieved with the use of low maintenance materials and planting.

Human scale and warmth will be obtained with the proper design of floor patterns, benches, railings, lighting fixtures, planters, etc. Display areas will provide attractive spaces for student gatherings.

Peripheral screening will be partly obtained with the use of heavy tree groups. Additional peripheral planting will help screen heavy traffic noises and the view of Industrial structures in adjacent properties.

IMPLEMENTATION

NEW AND EXISTING BUILDINGS

The plan below indicates all existing buildings in black and proposed buildings in light gray.

The Electronics and Electrical Shop, the Classroom Building, and the Bakery which will be remodeled, were all constructed within the past seven years and are considered to be in good condition. With minor alterations and with recommended and approved architectural screening techniques to tie the existing with the future, these facilities will provide much needed space.

The demolition of thos structures to be removed can be phased as required. After new construction has been completed, the old structure can be removed to allow for future growth indicated in the plan.

PROPOSED NEW BUILDINGS

1 - AUTO SHOP
2 - PARKING STRUCTURE
3 - ADMINISTRATION
4 - COSMETOLOGY & COMM. SEWING
5 - SHEET METAL, WELDING, HEAVY EQUIP., MACHINE
6 - MAINTENANCE
7 - ELECTRICITY & ELECTRONICS
8 - STUDENT CENTER & CAFETERIA
9 - BUILDING TRADES
10 - CLASSROOM, LABORATORY & LIBRARY

EXISTING BUILDINGS

1 - AUTO SHOP
2 - BAKING - CAFETERIA
3 - CLASSROOM
4 - COSMETOLOGY
5 - ADMINISTRATION
6 - SEWING
7 - TRADE SCIENCE
8 - APPLIANCE
9 - CARPENTRY
10 - MACHINE WORKS
11 - ELECTRICITY
12 - ELECTRONICS
13 - ART & MAINT. SHOP
14 - SHEET METAL
15 - REFRIG. & AIR CONDITIONING
16 - WELDING
17 - CARETAKERS HOUSE
18 - STORAGE

KANOA
AUSTIN
AUSTIN LANE
KOKEA
KOPALAMA
ROBELLO
AKEPO LANE
PUA
NORTH

DILLINGHAM BLVD.

EXISTING AND PROPOSED STRUCTURES

100' 50' 0 100' 200'

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2

CONSTRUCTION

1. Occupancy Groups and Construction Type

"C" Occupancy - all instructional spaces except assembly.

"B-2" Occupancy - all assembly areas.

"E" and "F" Occupancy - Service and warehouse space.

Type I Construction - all instructional spaces and all assembly areas.

Type IV Construction - all service and warehouse spaces.

2. Building Construction

A. Structural System:

1. In general all reinforced concrete will be standard precast concrete building components, columns, beams, girders, floor slabs, walls.

2. Foundation - reinforced concrete.

3. Floor on grade - reinforced concrete.

4. Floors above grade - precast.

5. Stairs, ramps - reinforced concrete.

6. Walls - concrete columns - precast.

B. Building Exterior:

1. In general all wall and window wall units will be fabricated and relate to the structural system or module and will be removable for expansion and interchangeable for economy where suitable.

2. Walls - incombustible - prefabricated modular units. Removable.

3. Window Walls - Aluminum - hardcoat finish with insulated spandrel panels glazed with tinted glass.

4. Walking Decks - stairs - exterior Dex-o-tex.

5. Railings - precast concrete.

6. Soffits - precast concrete.

7. Doors - Hollow metal - painted, aluminum and glass - narrow style.

8. Roofing - built up composition roof, with gray gravel finish.

C. Building Interiors:

In general all the academic areas will be equipped with integrated modular ceiling systems and movable modular wall systems to insure lasting flexibility.

1. Floors - Vinyl asbestos tile, acid resistant. Vinyl special areas colored concrete. Carpets. Ceramic tile.

2. Base - Rubber. Concrete. Ceramic tile.

3. Wainscot - Ceramic tile.

4. Walls and Partitions - Modular wall system.

5. Ceiling - Integrated suspended acoustical ceilings, plastered ceilings and exposed ceilings.

6. Doors - solid core, wood natural finish and paint finish.

7. Metal Toilet Partitions - Factory finish.

8. Cabinets - prefinished - factory made and custom casework.

9. Equipment - types for special locations.

10. Chalk and tack boards - sliding - fixed.

11. Hardware - Institutional quality.

12. Painting - first quality in accordance with University approved standards.

MECHANICAL SERVICES

1. Air conditioning:

   All academic spaces will be cooled with refrigerated air conditioning.

2. Mechanical Ventilation:

   All spaces not equipped with air conditioning will have mechanical ventilation system using blower units and ducts to supply 100% outside air.

3. Plumbing:

   Cold water, hot water, distilled water, gas, compressed air, vacuum, waste, roof drains, fire protection, automatic sprinklers, wet standpipes and fixtures of institutional quality.

ELECTRICAL SERVICES

Lighting

Fluorescent and incandescent spaced in accordance with University approved standards (foot candles).

Power

Supply by Hawaiian Gas & Electric. Demand for total Campus load not calculated.

Communications

Private dial telephone system - all teaching stations.

Public telephone to all Administration areas.

Public pay telephones at required locations.

Signal and Sound System

Fire alarm, corrective clocks, master clock for all utility control functions.

Public Address

Student Center, Theater. Large assemblies, amphitheater and central plazas.

COST ESTIMATE

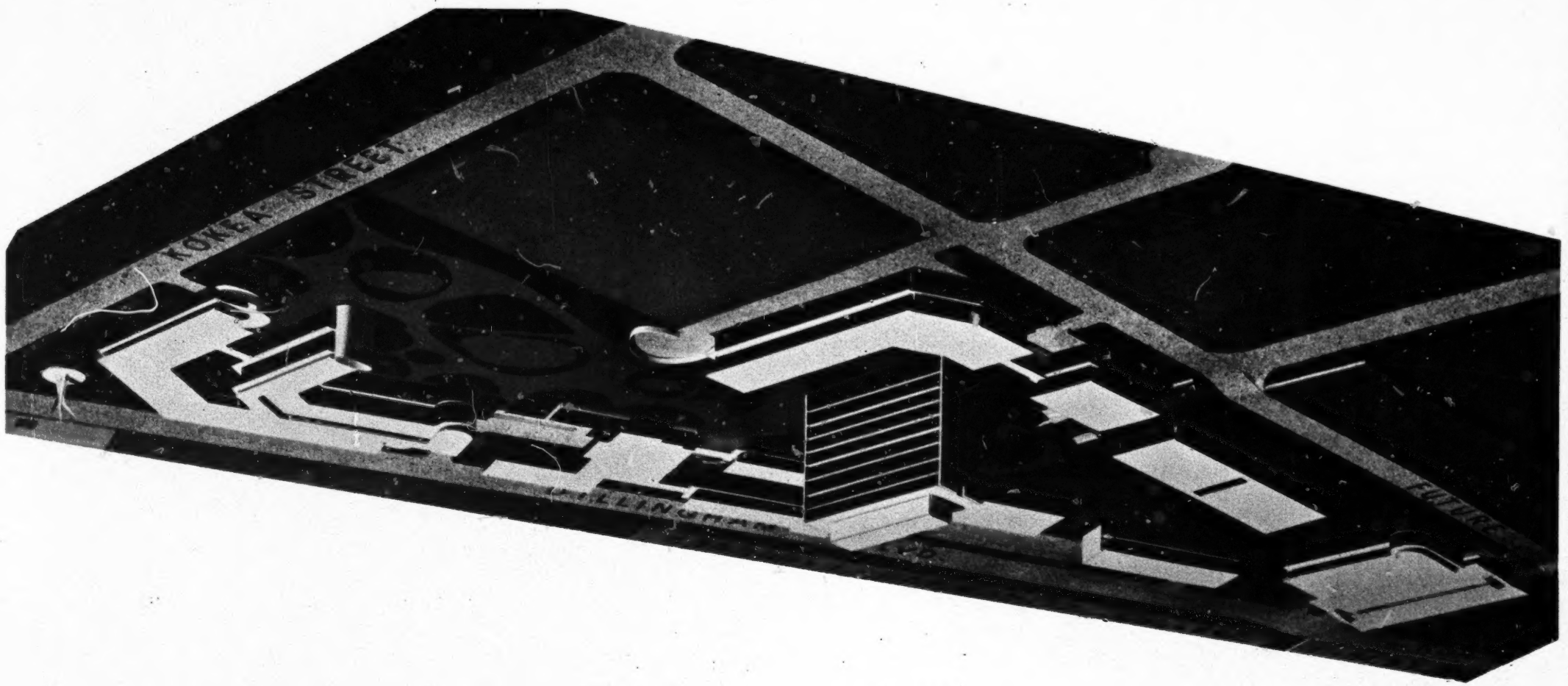
The total estimated construction cost for buildings to accommodate 2,500 students is approximately $12,038,000.00 based on today's cost index.

CONSTRUCTION - BUILDING

BLDG. NO.	BUILDING NAME		GROSS SQ. FT.	TOTAL COST
1.	Administration		10,500	315,000
2.	Cosmetology		13,570	407,000
3.	Commercial Sewing		7,245	217,000
4.	Pressing & Spotting		3,500	105,000
5.	Maintenance		5,750	155,000
6. & 7.	Electricity & Electronics		18,000	720,000
8.	Machines	6,500		
	Heavy Equipment	7,100		
	Sheet Metal	6,670		
	Welding	11,500		
	Printing	5,200	36,970	998,000
9.	Classrooms		45,000	1,350,000
	Laboratories		45,000	1,800,000
	Library		10,000	350,000
10.	Auto Body, Auto Mech.		42,665	1,152,000
11.	Bakery (Remodel)		13,869	208,000
12.	Drafting "	7,245		
	Engineering "	7,245		
	Science "	7,820	22,310	335,000
13.	Carpentry	8,073		
	Refrig. & Air Cond.	7,000		
	Plumbing	4,600		
	Masonry	3,450		
	Painting	4,000	27,123	732,000
14.	Parking Structure		600 Cars	1,470,000
15.	Student Center		18,000	630,000
				10,944,000
	Contingencies	10%		1,094,000
	Total - Buildings			12,038,000

ITEMS NOT INCLUDED

Cost of Land
Site Improvements
Clear Site & Demolition
Site Grading
Walks, Curbs & Gutters
Roads & Driveways
Site Utilities
Landscaping & Sprinklers
Furniture
Furnishings
Equipment (Except Built-In)


KOKEA STREET